



Order Filed on May 24, 2022
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-2(c)

McMANIMON SCOTLAND & BAUMANN, LLC
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Attorneys for Thomas J. Orr, Chapter 7 Trustee

In re:

BARRY YELLEN,

Debtor.

Case No. 19-30274 (KCF)

Honorable Kathryn C. Ferguson

Chapter 7

**ORDER COMPELLING ROSE YELLEN AND BARRY YELLEN TO LIST PROPERTY
FOR SALE AND GRANTING RELATED RELIEF**

The relief set forth on the following page, numbered two (2), it is hereby **ORDERED**.

DATED: May 24, 2022



Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

Debtor: Barry Yellen
Case No. 19-30274 (KCF)
Adv. : Orr, Trustee v. Yellen
Adv. No.: 20-1131
Caption of Order: Order Compelling Rose Yellen and Barry Yellen to List Property for Sale and Granting Related Relief

THIS MATTER, having been presented to the Court upon the motion of Thomas J. Orr, Chapter 7 Trustee (“Trustee”) by and through his counsel, McManimon Scotland & Baumann, LLC for an Order Compelling Rose Yellen and Barry Yellen to List Property for Sale in Accord with Settlement Agreement and Granting Related Relief (the “Motion”) and the Court finding that good and sufficient cause exists for the granting of the relief as set forth herein,

IT IS HEREBY ORDERED that:

1. The Motion is **GRANTED**.
2. Within ten (10) days of the date hereof, Rose Yellen and Barry Yellen (the “Yellens”) must list the property located at 2 Glenwood Circle, East Windsor, New Jersey (the “Property”) with a real estate agent licensed to list properties in Mercer County. The property cannot be listed for more than Four Hundred Twenty-Five Thousand Dollars (\$425,000). If the Yellens do not retain a broker, the Trustee is authorized to retain Berkshire Hathaway/Fox & Roach from the Princeton, NJ office.
3. The Yellens must cooperate with the retained broker in the showing of the Property for the purposes of sale including allowing showings on no more than 24 hours’ notice.
4. The Yellens must tell the Trustee of any and all offers received for the Property. If they do not accept an offer within the first 30 days’ the Trustee is authorized to assume control of the sale process to the same extent as if the Property were Property of the Estate at the commencement of the bankruptcy proceeding.
5. The Trustee is authorized to file a *lis pendens* against the Property.

In re:
Barry W Yellen
Debtor

Case No. 19-30274-KCF
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: May 24, 2022

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 26, 2022:

Recip ID	Recipient Name and Address
db	+ Barry W Yellen, 2 Glenwood Circle, Hightstown, NJ 08520-2304

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 26, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 24, 2022 at the address(es) listed below:

Name	Email Address
Andrea Dobin	on behalf of Trustee Thomas Orr adobin@msbnj.com cgallo@msbnj.com
Andrea Dobin	on behalf of Plaintiff Thomas J Orr adobin@msbnj.com cgallo@msbnj.com
Candcyce Ilene Smith-Sklar	on behalf of Defendant Rose Yellen njpalaw@gmail.com r56958@notify.bestcase.com
Candcyce Ilene Smith-Sklar	on behalf of Debtor Barry W Yellen njpalaw@gmail.com r56958@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor Village Capital & Investment LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Francis P. Maneri	on behalf of Creditor PNC Bank National Association fmaneri@dilworthlaw.com, smurphy@dilworthlaw.com

District/off: 0312-3

User: admin

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Date Rcvd: May 24, 2022

Form ID: pdf903

Total Noticed: 1

Gianna M Casola
on behalf of Plaintiff Thomas J Orr gcasola@msbnj.com

Keith David Sklar
on behalf of Defendant Rose Yellen mail@njpalaw.com

Michael A. Siravo, IV
on behalf of Plaintiff Thomas J Orr msiravo@msbnj.com msiravo@trenklawfirm.com

Michael A. Siravo, IV
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U.S. Trustee
USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 14